

COMMISSION ON CHICAGO LANDMARKS

NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, February 3, 2022**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, February 3, 2022, at **1:15 p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream" on the Commission's website at www.chicago.gov/ccl. Verbal statements by the public will take place at the beginning of each meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meetings. Comments should be sent to: ccl@cityofchicago.org. Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at www.chicago.gov/ccl.

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, January 28 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, February 1, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, February 1.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, February 3, 2022
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of January 13, 2022

2. Final Landmark Recommendation

LUDLOW TYPOGRAPH COMPANY BUILDING
2028-2062 North Clybourn Avenue

WARD 2

3. Citywide Adopt-a-Landmark Fund - Application

GLESSNER HOUSE
1800 South Prairie Avenue

WARD 3

4. Permit Review Committee Reports

Report on Projects Reviewed at the January 13, 2022, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of January 2022

5. Annual Report for 2021 - Informational

6. Adjournment

Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, February 3, 2022

2. Final Landmark Recommendation

LUDLOW TYPOGRAPH COMPANY BUILDING
2028-2062 North Clybourn Avenue

WARD 2

Staff Recommendation--Staff recommends that the Commission approve the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the Ludlow Typograph Company Building (the “Building”) is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following four (4) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
3. *Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*

I. BACKGROUND

The formal landmark designation process for the Building began on December 2, 2021, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets four (4) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the Building; and,

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated December 2, 2021, the most current iteration of which is dated February 3, 2022, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of January 13, 2022, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the “Department of Planning and Development Report”) from Maurice D. Cox, Commissioner of the Department of Planning and

Development, stating that the proposed landmark designation of the Building supports the City's overall planning goals and is consistent with the City's governing policies and plans.

On January 20, 2022, the Commission received written consent to landmark designation of the Building in a form dated January 20, 2022, and signed by Jon Morgan, of Interra Realty, representing the owner of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS, the Ludlow Typograph Company Building is significant in Chicago's history for its association with the printing industry, a significant aspect of the city's economic heritage that placed Chicago at the center of American book, magazine, catalog and periodical publishing. The Ludlow Company was a major supplier of printing equipment and an influential designer of typeface that was used by printers in Chicago, nationally and globally; and

WHEREAS, the Ludlow Typograph Company Building is significant for its association with the Ludlow Typograph Company, which occupied and expanded the building from 1918 until 1974. The building served as Ludlow's international headquarters for sales, manufacturing, and typeface design. Over the course of the company's history, the building was expanded on Clybourn Avenue to accommodate greater production capacity, with four consecutive blocks and two significant upper floor additions; and

WHEREAS, the Ludlow Company played a significant role in the printing industry as a supplier of linecasting machines for large-size type. The Ludlow Typograph machine produced cast lines of large-size type that the popular Linotype could not produce. The Ludlow and Linotype machines became standard equipment in printing departments across the country and around the world. They remained a critical part of the composition process until hot metal typesetting was replaced by phototypesetting in the 1970s; and

WHEREAS, Ludlow made significant contributions to the typographic arts, specifically through the creative genius of two of its longtime typeface designers, Douglas C. McMurtrie and Robert H. Middleton, who influenced graphic design in advertising and in the overall publishing industry. Through their contributions, Ludlow regularly introduced new typefaces that gave publisher's the opportunity to create visually distinctive graphic compositions that would attract readers; and

WHEREAS, the Ludlow Typograph Company employed two prominent typeface designers who supplied the company with dozens of significant typeface collections that were engraved on brass matrices for use in Ludlow Typograph machines. The designers were Douglas C. McMurtrie and Robert H. Middleton; and

WHEREAS, Typeface designer and printing historian Douglas C. McMurtrie (1888-1944) was a nationally renowned expert on printing and typography. He published over 400 books on printing and typography and designed some of Ludlow's iconic typefaces, including the visually dynamic sans serif typeface "Ultra-Modern." McMurtrie also designed the typeface used by Condé Nast Press in New York for its national publication *Vanity Fair*; and

WHEREAS, McMurtrie's aesthetic vision for typographic design made him an influential figure in the printing and advertising industries. He regularly presented lectures to publishers, advertisers, newspaper publishers, and others in the printing industry on the benefits of and need for effective typographic design. His vision and influence helped raised the significance of typographic arts in graphic design, which contributed to a greater shift in advertising; and

WHEREAS, Typeface designer Robert H. Middleton (1898-1985) was employed at Ludlow from 1933 to 1971. Middleton was an accomplished typographic artist and is credited with designing over 100 typefaces that encompassed both artistic alternatives to established designs as well as completely new and modern styles. His designs, including Ludlow Garamond (1929), Stellar (1929), Bodoni (1930), Tempo (1930), Karnak (1931), Radiant (1938), and Record Gothic (1956), were part of Ludlow's collection of typefaces that were adopted by publishers in all manner of visually distinctive advertising, article headlines, and other text in publications from the 1920s through the 1970s; and

WHEREAS, the Ludlow Building exemplifies the Commercial Style of architecture in Chicago as applied to an industrial building. Architect Alfred S. Alschuler's design reveals the influence of movements, such as the Prairie School, that developed in Chicago during the early 20th century; and

WHEREAS, the building is utilitarian, but its overall form and repeating layout is distinguished by a high-quality design that made it possible for future expansion both horizontally and vertically as its occupant required additional production space. The incredibly flexible design allowed the building to retain a cohesive visual identity despite continued additions; and

WHEREAS, the Ludlow Building is finely crafted with traditional building materials. The exterior is of multi-hued, red-toned face brick with Bedford limestone trim; and

WHEREAS, the Ludlow Building's original Block 1 (2028-38 North Clybourn), which set a precedent for all future additions and expansions of the building, was designed by Alfred S. Alschuler, one of Chicago's most prominent early 20th century architects. A prolific architect, Alschuler specialized in commercial and industrial architecture, but he designed a wide range of structures throughout his career, including hundreds of public buildings, synagogues, apartment buildings, and utilitarian manufacturing and storage buildings; and

WHEREAS, Alschuler is significant in Chicago architectural history for his designs of several preeminent synagogues, department stores, office buildings, and industrial plants. His works include several significant downtown buildings, including the Benson & Rixon Department Store (1937, 230 South State Street) and the London Guarantee & Accident Building (1923, 360 North Michigan Ave., a designated Chicago Landmark). In addition,

Alschuler was a prominent designer of industrial and manufacturing buildings, such as the Ludlow Building. Industrial examples of Alschuler's work include the Florsheim Shoe Company building at (1926, 3963 West Belmont Ave.) and the Atwell Printing Company (1923, 221 East Cullerton Street); and

WHEREAS, the Ludlow Building is only one of several manufacturing buildings designed by Alschuler that is associated with the printing industry in Chicago. Alschuler's most prominent design for a Chicago printer was the non-extant large complex for the Cuneo-Henneberry Printing Company along Grove Street near 22nd Street. An extant example is the Donohue & Henneberry printers and publishers building annex at 227 to 233 South Dearborn Street from 1913 (a designated Chicago Landmark); and

WHEREAS, the Building meets four (4) criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (5) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this February 3, 2022; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the four (4) criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (5) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building; and
6. Recommends the designation of the Building a Chicago Landmark.

3. Citywide Adopt-a-Landmark Fund - Application

GLESSNER HOUSE
1800 South Prairie Avenue

WARD 3

Staff Recommendation--Staff recommends that the Commission approve the following:

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City to award floor area bonuses to projects located in "D" districts in return for a financial

contribution to the City (“Bonus Payment”); and

WHEREAS, the Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund, (ii) the Citywide Adopt-a-Landmark Fund (the “AAL Fund”), and (iii) the Local Impact Fund; and

WHEREAS, the AAL Fund receives 10% of each Bonus Payment; and

WHEREAS, the purpose of the AAL Fund is to finance landmark restoration projects; and

WHEREAS, on May 6, 2021, the Commission on Chicago Landmarks (the “Commission”) approved the funding priority and evaluation criteria for the AAL Fund; and

WHEREAS, on May 27, 2021, the Department of Planning and Development (the “Department”) announced that it was accepting applications for grants to support landmark restoration projects under the AAL Fund; and

WHEREAS, the deadline for submissions was August 16, 2021; and

WHEREAS, the Department received 17 applications, including an application submitted by the Glessner House Museum (the “Applicant”) for the rehabilitation of the John J. Glessner House at 1800 S. Prairie Avenue (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code, and its requirements governing the AAL Fund; and

WHEREAS, the Landmark Building was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on October 14, 1970, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria and the other criteria set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies such priority and criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$100,000 from the AAL Fund to undertake the Landmark Project; and

WHEREAS, pursuant to Section 17-4-1006-C-2 of the Municipal Code, the Commission must approve the scope of work and budget for the Landmark Project; *now, therefore,*

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and
2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A (the “Project Scope of Work and Budget”); and

3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the "Landmark Guidelines"); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and
6. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-4 in that it has not been completed, addresses exterior envelope issues, and satisfies the funding priority and evaluation criteria; and
7. Authorizes the Commissioner of the Department, acting on behalf of the Commission, to:
(a) enter into an agreement (the "Agreement") with the Applicant or its successors, in a form approved by the Corporation Counsel, regarding the manner in which the AAL Fund for the Landmark Project will be used; and (b) approve, as necessary, any minor modifications to the Project Scope of Work and Budget otherwise consistent with the purposes and requirements of the Landmark Guidelines; and
8. Directs that, upon completion of the Landmark Project, the Applicant shall notify the Commission staff and request a certificate of completion; and
9. Directs that the Applicant must obtain a certificate of completion from the Commissioner of the Department prior to the final distribution from the AAL Fund.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, February 3, 2022 Virtual Meeting

1:15 p.m.

AGENDA:

- 1. 118 N. Clark** **42nd Ward**
City Hall-County Building
Proposed removal of an existing bronze storefront system and replacement with a new bronze storefront system including a double entry door in the south corridor.
- 2. 11449 S. Hale** **34th Ward**
Beverly/Morgan Park Railroad Stations District
Proposed new construction of two railroad masonry warming shelters on either side of the tracks.
- 3. 441 W. Belden** **43rd Ward**
Mid-North District
Proposed renovation and addition to existing three-story, masonry, single-family home on a double-wide lot.
- 4. 1954-1958 W. North** **2nd Ward**
Milwaukee Avenue District
Proposed adaptive reuse of existing building from office to nine residential units including partial reconstruction of missing corner turret and cornice, new roof deck, stair enclosure, and new storefronts.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, February 3, 2022

1. 118 N. Clark

42nd Ward

City Hall-County Building

Proposed removal of an existing bronze storefront system and replacement with a new bronze storefront system including a double entry door in the south corridor.

Applicant: Cook County Government, Bureau of Asset Management, owner
Jan Behounek, FGM Architects
McGuire Igleski, Preservation Consultants

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed, the new entrance will match all historic materials, color, finishes, profiles, details and overall appearance of the adjacent historic bay;
2. The historic window system and marble panels shall be carefully dismantled, cataloged, and stored should reinstallation ever be necessary; and,
3. Historic Preservation staff shall be notified to review and approve all replacement materials with the permit submittal.

2. 11449 S. Hale

34th Ward

Beverly/Morgan Park Railroad Stations District

Proposed new construction of two railroad masonry warming shelters on either side of the tracks.

Applicant: Metra, owner
Legat Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The project is approved as shown on drawings dated 12/02/21;
2. Final material selection samples shall be submitted to staff with permit application; and,
3. Window and door details shall be submitted with permit application.

3. 441 W. Belden

43rd Ward

Mid-North District

Proposed renovation and addition to existing three-story, masonry, single-family home on a double-wide lot.

Applicant: Stephen Brown, owner
Joy Meek, Wheeler Kearns Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 6, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The project is approved as submitted on plans dated 12/1/21. The permit application drawings shall include dimensioned details of all windows and doors;
2. Material samples of the proposed common brick, infill limestone, and metal cladding shall be submitted to Historic Preservation staff for review and approval prior to order and installation; and,
3. Any new fences in the front yard shall be open metal and no taller than 5'. The existing limestone curb and historic fence at the front property line shall remain as proposed.

4. 1954-1958 W. North

2nd Ward

Milwaukee Avenue District

Proposed adaptive reuse of existing building from office to nine residential units including partial reconstruction of missing corner turret and cornice, new roof deck, and stair enclosure, and new storefronts.

Applicant: Nate Ernst, North 19 LLC, manager
Howard Hirsch, Hirsch MPG, architect
Nick Ftikas, Sam Banks Law, attorney

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 5, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following conditions:

1. The project is approved as shown on drawings dated 1/7/2022. Drawings shall be included in the permit plans to clarify the extent and detail of the proposed reconstruction;
2. Samples of any replacement stone or masonry and mortar shall match the historic in size, color, profile, texture and type and shall be reviewed and approved by Historic Preservation staff with permit application;
3. New storefronts shall have a dark factory-applied finish and all glass shall be clear vision glass. Storefront elevations and dimensioned section details shall be included in the permit plans; and,
4. No exterior lighting is approved with this submittal. The design, materials, locations and installation details including concealment of any conduit shall be reviewed by Historic Preservation staff when available.